

031.0

0003

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,100 / 904,100

USE VALUE:

904,100 / 904,100

ASSESSED:

904,100 / 904,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		ALLEN ST, ARLINGTON

**OWNERSHIP**

Owner 1:	HOLLIDAY RUSSELL A &	Unit #:	
Owner 2:	LEAHY LORI B		
Owner 3:			

Street 1: 19 ALLEN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	HOLLIDAY RUSSELL A -
Owner 2:	-

Street 1: 19 ALLEN STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2692 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	460,100		444,000	904,100		21611
							GIS Ref
							GIS Ref
							Insp Date
							10/07/17

**PREVIOUS ASSESSMENT**

Parcel ID 031.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,300	0	4,500.	444,000	904,300	904,300	Year End Roll	12/18/2019
2019	104	FV	358,600	0	4,500.	471,800	830,400	830,400	Year End Roll	1/3/2019
2018	104	FV	358,600	0	4,500.	344,100	702,700	702,700	Year End Roll	12/20/2017
2017	104	FV	336,500	0	4,500.	299,700	636,200	636,200	Year End Roll	1/3/2017
2016	104	FV	336,500	0	4,500.	255,300	591,800	591,800	Year End	1/4/2016
2015	104	FV	300,100	0	4,500.	249,800	549,900	549,900	Year End Roll	12/11/2014
2014	104	FV	300,100	0	4,500.	205,400	505,500	505,500	Year End Roll	12/16/2013
2013	104	FV	312,200	0	4,500.	195,400	507,600	507,600		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLLIDAY RUSSEL	62578-558		9/4/2013	Convenience		1	No	No	
KEEFFE ELEANOR	51136-321		5/5/2008		560,000	No	No		
	13883-94		1/18/1980		93,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/1998	407	Redo Bat	6,800					REMODEL BATH

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average									16 OFFP OFFP	8	2											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	A Bath:	Rating:									26 (96)	20												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath:	Rating:																						
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:									UAT	1												
Grade: C - Average				1/2 Bath:	Rating:									SFL	14												
Year Blt: 1922	Eff Yr Blt:			A HBth:	Rating:									FFL	1												
Alt LUC:	Alt %:			OthrFix:	Rating:									BMT	(1210)												
Jurisdct:	Fact: .			<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 2																			
Const Mod:			Kits: 2	Rating: Average									Level	FY LR DR D K FR RR BR FB HB L O													
Lump Sum Adj:			A Kits:	Rating:									Other														
<b>INTERIOR INFORMATION</b>				Fpl: 2	Rating: Average									Upper													
Avg Ht/FL: STD			WSFlue:	Rating:									Lvl 2														
Prim Int Wall: 2 - Plaster			<b>CONDOS INFORMATION</b>												Lvl 1												
Sec Int Wall:			Location:									Lower															
Partition: T - Typical			Total Units:									Totals	RMs: 10	BRs: 4	Baths: 2	HB											
Prim Floors: 3 - Hardwood			Floor:									<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Sec Floors:			% Own:									Exterior:	No Unit	RMS	BRs	FL											
Bsmnt Flr: 12 - Concrete			Name:									Interior:	2	5	2												
Subfloor:			<b>DEPRECIATION</b>				Additions:									Kitchen:											
Bsmnt Gar:			Phys Cond: AV - Average	31.	%	Functional:									Baths: 1998												
Electric: 3 - Typical			Economic:									Plumbing:															
Insulation: 2 - Typical			Special:									Electric:															
Int vs Ext: S			Override:									Heating:															
Heat Fuel: 2 - Gas			<b>CALC SUMMARY</b>				General:									Totals	2	10	4								
Heat Type: 5 - Steam			Basic \$ / SQ: 170.00									<b>COMPARABLE SALES</b>															
# Heat Sys: 2			Size Adj.: 1.08388424									Rate	Parcel ID	Typ	Date	Sale Price											
% Heated: 100			Const Adj.: 0.98000199																								
Solar HW: NO			Adj \$ / SQ: 180.575																								
% Com Wall			Other Features: 116500																								
<b>MOBILE HOME</b>				NBHD Inf: 1.00000000																							
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				NBHD Mod:																							
<b>SPEC FEATURES/YARD ITEMS</b>				LUC Factor: 1.00																							
				Adj Total: 666804																							
				Depreciation: 206709																							
				Depreciated Total: 460094																							
				WtAv\$/SQ: [ ] AvRate: [ ] Ind.Val: [ ]																							
				Juris. Factor: [ ] Before Depr: 180.58																							
				Special Features: 0 Val/Su Net: 104.45																							
				Final Total: 460100 Val/Su SzAd: 190.12																							
				<b>PARCEL ID</b>				031.0-0003-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]															